COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5BL.13832
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
5. Historic building name: City Storage & Transfer Company Warehouse and Offices Building
6. Current building name: City of Boulder Building
7. Building address: 1720 13th Street
8. Owner name and address: City of Boulder
   P. O. Box 791
   Boulder, CO 80306

National Register eligibility assessment: Not Eligible
State Register eligibility assessment: Not Eligible
Local Landmark eligibility assessment: Not Eligible
II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1N Range 70W
   NE ¼ of SE ¼ of SW ¼ of SW ¼ of section 30
10. UTM reference (NAD83)
    Zone 13: 476378 mE 4429466 mN
11. USGS quad name: Boulder, Colorado
    Year: 2013 Map scale: 7.5
12. Legal Description: Lots 1-6 & Lot 7 & 8 Less Pt. Sold, Block 2
    Addition: Smith’s Grove Year of Addition: 1902
13. Boundary Description and Justification: This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: 40’ N-S by 140’ E-W
16. Number of stories: One
17. Primary external wall material(s): Stucco, Metal
18. Roof configuration: Flat Roof, Gabled Roof / Front Gabled Roof
19. Primary external roof material: Metal Roof
20. Special features: N/A
21. General architectural description:
   This building consists of two offices at the front (west) end, that combined measure 40’ N-S by 40’ E-W, and a large warehouse in the east end that measures 40’ N-S by 100’ E-W.

   Offices
   This 40’ by 40’ section at the front (west) end of the building historically comprised two 800 square foot offices. It is supported by a concrete foundation, and the roof is flat. The exterior walls are stuccoed, and parapets of varying height extend above the roof line on the west-facing and north-facing sides. The north half of the façade wall is painted beige color, while the south half is painted rose color. The parapet in the north half is pierced by three square openings. The two original or historic doors that entered the façade have been removed. Each half of the façade wall now contains a single-light fixed-pane window flanked on either side by a smaller horizontal sliding window, as well as a separate 1x1 horizontal sliding window. These windows have metal frames, painted beige wood surrounds, and tiled kick plates. The north-facing and south-facing walls contain similar windows.

   Warehouse
   This 40’ by 100’ section of the building has a poured concrete foundation and is covered by a low-pitched gabled roof. The roof is covered with green metal. Solar panels are on the south-facing slope.
The exterior walls are clad with metal panels over a steel framing system. The following door and window openings are in the north-facing wall (from west-to-east): a beige color metal utility door; a single-light fixed-pane window with flanking single-light horizontal sliding windows; a metal rollaway garage door; a painted beige particle board-filled former garage door opening; a beige color metal utility door; two metal rollaway garage doors. The south-facing wall contains two single-light fixed-pane windows flanked on either side by single-light horizontal sliding windows.

Architectural style/building type: **Twentieth Century Commercial Style**

22. Landscaping or special setting features:
   This building is located on the east side of the 1700 block of 13th Street. A narrow asphalt-paved alley runs along the building’s south side. An asphalt paved driveway and parking lots are immediately north and east of the building. The next building to the north is the Boulder Museum of Contemporary Art (historically the City Storage and Transfer Company building, 5BL.3731) at 1750 13th Street.

23. Associated buildings, features, or objects: **N/A**

**IV. ARCHITECTURAL HISTORY**

24. Date of Construction: Estimate: 1955 Actual: 
   Source of information: Boulder city directories, 1955 Boulder County Assessor Appraisal card photo, Sanborn Insurance maps

26. Architect: Unknown
   Source of information: N/A

27. Builder/Contractor: Unknown
   Source of information: N/A

28. Original owner: City Storage and Transfer Company / Vernon E. Carlson
   Source of information: Boulder County Assessor Real Estate Appraisal Card

29. Construction history (include description and dates of major additions, alterations, or demolitions):
   This building was erected circa 1955 and was originally owned by the City Storage and Transfer Company. The company was headquartered in the building to the north at 1750 13th Street (5BL.3731) with Vernon E. Carlson as president and manager. City Storage and Transfer arranged for the construction of this dual-purpose building with a 4000 square-foot warehouse / garage in the rear and two 800 square-foot offices in the front.

   The building was substantially altered in the 1980s and 1990s, especially the offices that faced onto 13th Street. By 1982, the building was owned by the City of Boulder. In September of that year, the City was issued a building permit for an “interior remodel” for the building to house the Community Food Share program.
In December 1994, Black Roofing Company was issued a permit with the work described as “Install Durolast system over existing.” The building underwent further remodeling and renovation in 1996 and 1997 by which time it was the City of Boulder Maintenance Facility. A Floodplain Development permit issued in August 1996 describes the following scope of work:

Installation of four exterior windows, replacement of an overhead door with a standard building access door, and exterior cosmetic finish work to be completed in conjunction with interior remodeling to create office space and provide a city-wide meeting facility capable of accommodating 30 people. There will be no expansion or enlargement of the existing structure...

The related building permit for this work was issued in September 1996, with the scope of work more succinctly described as “Interior remodel for offices and meeting room.” A building permit dated June 1997 is titled “Exterior Façade.”

30. Original Location: Yes  Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade / Warehouse
   Commerce/Trade / Business/Professional

32. Intermediate use(s): Commerce/Trade / Warehouse
   Commerce/Trade / Business/Professional

33. Current use(s): Government / Government Office

34. Site type(s): Building

35. Historical background:

   Built circa 1955, this building was originally owned by the City Storage and Transfer Company. A Boulder County Assessor property appraisal dated June 1955, lists Vernon E. Carlson as the building’s owner. Carlson at that time was president and manager of the City Storage and Transfer Company. The building was constructed with a large warehouse / garage in the rear and two relatively small offices in the front. Based on Boulder city directories it appears the two offices were addressed as 1720 and 1730 13th Street. Per the directories, in the late 1950s one office was occupied by a Farmers Insurance Group agency, while the other was utilized by North American Van Lines and the City Storage and Transfer Company. The 1961 directory lists 1720 13th Street as vacant. The 1965 directory lists the Guaranty Mortgage and Realty Corporation at 1720 13th Street, while 1730 13th Street is listed as vacant. The 1970 directory lists both 1720 and 1730 13th Street as vacant. The 1975 directory lists Walts Hardy Garage at 1720 13th Street and Walts Hardy Dairy Garage at 1730 13th Street. The 1980 directory lists A-1 Ambulance at both 1720 and 1730 13th Street.

   The property was acquired by the City of Boulder in the early 1980s and was converted for use by the City of Boulder...
Community Food Share program. The building became the City of Boulder Maintenance Facility in the 1990s, and currently houses the City of Boulder Public Works Facilities and Asset Management Department.

36. Sources of information:
   - Boulder County Assessor property data: [https://www.bouldercounty.org/property-and-land/assessor/data-download/](https://www.bouldercounty.org/property-and-land/assessor/data-download/)
   - City of Boulder Building Permit files.
   - City of Boulder, Planning and Development Services, Parcel Summary Report for Parcel #146330360001.

VI. SIGNIFICANCE

37. Local landmark designation: No  Date of designation: N/A  Designating authority: N/A

38. Applicable National Register Criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;
B. Associated with the lives of persons significant in our past;
C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
D. Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

✓ Does not meet any of the above National Register criteria

38A. Applicable State Register Criteria:

A. The association of the property with events that have made a significant contribution to history;
B. The connection of the property with persons significant in history;
C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;
D. The geographic importance of the property;
E. The possibility of important discoveries related to prehistory or history.

✓ Does not meet any of the above State Register criteria
38B. City of Boulder Criteria for Individual Landmarks:

**Historic Significance**

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc.) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc.), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

**Architectural Significance**

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by Historic American Building Survey Criteria, Gingerbread Age (Maass), 76 Boulder Homes (Barkar), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.
Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

39. Area(s) of significance: Architecture, Commerce
40. Period of significance: Circa 1955-1968
41. Level of significance: Local

42. Statement of significance:
This building is historically notable to a limited extent for its combined use as a warehouse / garage and offices, and for its initial association with the City Storage and Transfer Company. Its level of significance is not to the extent that it qualifies for listing in the National or State Registers. Due to a substantial loss of integrity, the building is also evaluated as ineligible for local landmark designation by the City of Boulder.

43. Assessment of historic physical integrity related to significance:
This property displays a below average level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The building’s façade and overall exterior appearance was substantially altered in the 1990s. A sense of time and place, relative to how the building historically appeared, no longer exists.
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: Not Eligible
   State Register eligibility assessment: Not Eligible
   Local Landmark eligibility assessment: Not Eligible

45. Is there National Register district potential? No
   Discuss: Historic buildings in this neighborhood are too dispersed and do not collectively have the significance or display the integrity to comprise a National Register historic district.

   If there is N.R. district potential, is this building contributing or noncontributing? N/A

46. If the building is in an existing N.R. district, is it contributing or noncontributing? N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: CD # 1, Images 20-28
   CD filed at: City of Boulder, Department of Planning, Housing and Sustainability
               1300 Canyon Blvd.
               Boulder, CO 80306

48. Report title: N/A

49. Date(s): July 11, 2018

50. Recorder(s): Carl McWilliams

51. Organization: Cultural Resource Historians

52. Address: 1607 Dogwood Court, Fort Collins, CO 80525

53. Phone number(s): (970) 493-5270
Current Photos

*CD 1, Image 20, View to Northeast, of the west-facing (façade) wall and the south-facing wall*

*CD 1, Image 21, View to East, of the west-facing (façade) wall*
CD 1, Image 22, View to southeast, of the north-facing wall and the west-facing (façade) wall

CD 1, Image 23, View to South, of the west end of the north-facing wall
CD 1, Image 24, View to Southwest, of the north-facing wall

CD 1, Image 25, View to Southwest, of the east-facing wall
CD 1, Image 26, View to West, of the south-facing wall and east-facing wall

CD 1, Image 27, View to Northwest, of the south-facing wall
CD 1, Image 28, View to Northeast, of the east end of the south-facing wall
Historic Images

Boulder County Appraisal Card photo, June 1955. Located at the Boulder Carnegie Library.

City of Boulder Maintenance Building photo, circa 1988. Located at the Boulder Carnegie Library, call #703-1-9